

## **Additional Comments from Citizens Review Committee Meeting**

June 10, 2004

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- Walking distance to small-business zoned areas along bus routes would be good. A lot more zoned small business area.

Even though a developer may design a project differently, the zoning which would permit extra small business zoning should be able to be implemented after -the-fact by those who want to come after and build, regardless of CC&Rs.

- Dennis Walsh

- This comment pertains to the transportation component of HAMP and its effect on the Pantano Wash.

The proposed roadway alignment adjacent to the Pantano Wash (east of Civano) will adversely impact the natural hydrologic/hydraulic processes. The alignment encroaches on the floodplain and floodway, potentially exacerbating existing flooding, eroding and sediment transport problems. This alignment crosses several Flood Control District properties acquired for the purpose of flood hazard mitigation and is in direct conflict with this land use policy.

Also at issue with this alignment is elimination of access to the river from the west for both human use and wildlife.

- Carla Danforth  
Pima County Flood Control District  
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- Excerpts from past meetings

### Fall 2003 Meeting

Three respondents from the Civano Community were worried about the survival of their Community because of the proximity of the proposed freeway to their community.

### Fall 2002 Meeting

The majority of the respondents want Houghton Road widened to 6 lanes with bike lanes, sidewalks and noise abatements.

My name is John Pucillo and I just purchased my property in January 2004 and I am trying to catch up on all the information that has been going on for the past year and a half or so.

Unfortunately the first piece of information I received was a letter showing a proposal for a road (Irvington Parkway) splitting my property in half, and running straight through my neighbor's house. I purchased this property with the intent of establishing a horse facility with Green Pastures, Corrals, and riding arenas. Your proposal will not only take away the natural habitat but also the natural desert environment. This area has natural wildlife such as Coyotes, Rabbits, Quail, Hawks, Owls, and Snakes all in their natural environment. If a road is put through as proposed the natural habitat will disappear with it.

I ask you what is more natural, scrub brush and cactus or asphalt, cars and trucks?

In the December summary report Ken Abrahams made the comment on the awkward intersection of a beltway across Valencia as proposed. Wouldn't the same condition exist at Irvington and Houghton?

What ever happened to MAIN STREET where Main Street was the focal point of the Community and the Community was centered around it? How about the Safety issue, wouldn't it be better if the Fire Department, Paramedics, and the Police Department could have a MAIN STREET to work from rather than going around a neighborhood and then trying to get to the center of the community? (Have they ever been consulted on this issue?) Can we be logical about this, the shortest distance between two points is still a straight line.

There is no reason this Parkway needs to go around this Community. If you take a close look at South Pantano Road between Golf Links and 22<sup>nd</sup> Street, it's really artificial looking, very little natural habitat, not much wildlife to speak of and very few people using the pathway along the edge.

I thought the Houghton Area Master Plan was suppose to preserve as much of the natural environment as they can. To impose on the areas bordering the Pantano Wash, East of Houghton will be detrimental to the natural beauty and habitat of this area.

I/we, the land owners bordering the Pantano Wash urge you **NOT** to pursue this project.

- John Pucillo

- The consultant's presentations were helpful in directing our attention to the areas in the draft where we should put our efforts to improve it. It would be most helpful if the consultants could bring one or two site plans of these other master planned area plans that they had referred to.

It seems that a separate land use code should be devised for HAMP. It can be done sooner than to tinker with the current land use code. It will be very time-consuming, and extremely difficult to modify to suit HAMP. This new code can also be used as a base for other future large master area plans. Since there are so many unknowns in completing this new land use code, a good measure of flexibility is needed in this code.

There are some 2000 acres of washes and flood plains in HAMP. Is there some flexibility to allow some human intervention to maximize the recreation potential and also turn these washes and flood plains into true refuges for wildlife?

Since ADOT foresees the need for an exchange at Valencia and Houghton at 2030, is it possible to exclude that portion of the land needed for this exchange and leave it undeveloped? A regional mall is probably 15 years away at that location.

Further, the city has 320 acres at Irvington and Houghton. With the city budget situation as it is, the City has recently expressed interest in selling it. It would seem part of this land would be commercially developed. In that even, the commercial development timetable at Houghton and Valencia would be pushed back even further.

- M.J. Yee